

**CITY OF SAN DIEGO  
HISTORICAL RESOURCES BOARD  
MINUTES OF THE MEETING OF OCTOBER 27, 2022  
CITY OPERATIONS BUILDING (COB)  
1222 FIRST AVENUE, 4<sup>TH</sup> FLOOR  
SAN DIEGO, CA 92101  
HYBRID HEARING**

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**CHRONOLOGY OF THE MEETING**

Chairperson Tim Hutter called the meeting to order at 1:07 p.m. Chairperson Tim Hutter adjourned the meeting at 5:25 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Tim Hutter – present  
Vice-Chairperson Kristi Byers – present  
2<sup>nd</sup> Vice-Chairperson Michael Taylor – present  
Boardmember Ann Woods – present  
Boardmember Bruce Abrams – present – *left at 4:24pm*  
Boardmember Carla Farley – absent  
Boardmember Courtney Ann Coyle – absent  
Boardmember David McCullough – present  
Boardmember Dr. Li-Rong Lilly Cheng – present – *left at 4:24pm*  
Boardmember Mathew Winter – present

City Staff

Jeanne MacKinnon, Deputy City Attorney – present  
Kelley Stanco, Planning Department - present  
Elizabeth Shearer-Nguyen, Development Services Department – present  
Suzanne Segur, Development Services Department – present  
Shannon Anthony, Development Services Department – present  
Alvin Lin, Development Services Department – present  
Caroline Garcia, Legislative Recorder – present

Note: All decision makers attended meeting in person. Staff and members of the public attended both in person and virtually.

**APPROVAL OF THE MINUTES FOR SEPTEMBER 22, 2022**

MOTION BY BOARDMEMBER WINTER TO APPROVE THE MINUTES FOR SEPTEMBER 22, 2022. Seconded by Boardmember Taylor. The motion passed by a vote of 7-0-1 with Boardmembers Abrams, Cheng, McCullough, Taylor, Winter, Woods, and Chair Hutter voting yea, with Boardmember Byers recusing, and Boardmembers Coyle and Farley absent.

**ANNOUNCEMENTS/PUBLIC COMMENT**

None

**BOARDMEMBERS COMMENT**

None

**CONFLICTS OF INTEREST**

Boardmembers Hutter & McCullough have a conflict of interest for Item 6 – 3780 05<sup>th</sup> Avenue Site Development Permit (HRB #1453 – LGBTQ Community/Albert Bell Building) and they will recuse themselves from any discussion and vote.

**EX PARTE COMMUNICATIONS**

None

**FAILURE TO VISIT DESIGNATION SITES (INCLUDING INTERIORS/PROPOSED FOR DESIGNATION/INVOCATION OF WAIVER**

None

**STAFF REPORT**

Suzanne Segur, Senior Planner, Development Services Department, shared the new Individual Historical Resource Nominations process that are now available to be submitted via the [Development Services website](#) through ACCELA program.

**REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN**

None

**APPROVAL OF THE AGENDA**

Accepted as presented

**ITEM-01            JONATHAN AND MYRTLE JOHNSON HOUSE**

City Council District: 9

Plan Area: Kensington-Talmadge

Staff: Alvin Lin

Public testimony in support received on this item from Elizabeth Austin, Lily Banales Albaisa, and Bruce Coons.

No public testimony in opposition of the designation.

Speaker slips in favor received on this item from Maureen Sweeney, Lisette Omos, Deirdre Romero, Sunhee Moon, Laura Weiss, Ava Albaisa, Liam Title, Wesley Preis, Lily Banales, Cesar Romero, and Marcy Morrison.

No speaker slips received in opposition on this item.

**BOARD ACTION:**

MOTION BY BOARDMEMBER MCCULLOUGH TO DESIGNATE THE PROPERTY AS A HISTORICALLY SIGNIFICANT UNDER CRITERION C FOR ITS DISTINCTIVE CHARACTERISTICS THROUGH THE RETENTION OF CHARACTER DEFINING FEATURES OF THE SPANISH COLONIAL REVIVAL STYLE AND RETAINS A GOOD LEVEL OF ARCHITECTURAL INTEGRITY FROM ITS 1932 PERIOD OF SIGNIFICANCE. SPECIFICALLY, THE RESOURCE FEATURES A LOW-PITCHED HIPPED, GABLED, AND SHED ROOF FORM; MISSION RED CLAY TILES; ASYMMETRICAL FAÇADE; MEDIUM SAND STUCCO WALL TEXTURE; LARGE PICTURE WINDOW WITH TURNED SPINDLES; STUCCO WINDOW GRILLES; POST-AND-LINTEL PORCH AND BALCONY BEAMS; AND WOODEN CASEMENT WINDOWS. Seconded by Boardmember Winter. The motion passed by a vote of 6-2-0 with Boardmembers Abrams, Byers, Cheng, McCullough, Winter, and Chair Hutter voting yea, with Boardmembers Taylor and Woods voting no, and Boardmembers Coyle and Farley absent.

**Note:** This item was heard as the first discussion item.

**Break: 2:08 p.m. – 2:13 p.m.**

**ITEM-02            ARTHUR AND BERTHA CORDTZ SPEC HOUSE #1**

City Council District: 3

Plan Area: Uptown

Staff: Shannon Anthony

Public testimony in support received on this item from Pamela Molohon and Ron May.

No public testimony in opposition of the designation.

No speaker slips in favor received on this item.

No speaker slips received in opposition on this item.

**BOARD ACTION:**

CONSENT MOTION BY BOARDMEMBER BYERS TO APPROVE STAFF'S RECOMMENDATION TO DESIGNATE THE ARTHUR AND BERTHA CORDTZ SPEC HOUSE #1 LOCATED AT 4290 SIERRA VISTA AS A HISTORICAL RESOURCE WITH A PERIOD OF SIGNIFICANCE OF 1911 UNDER CRITERION C. THE DESIGNATION EXCLUDES THE 2015 DETACHED GARAGE AND THE 1996 AND 1986 ADDITIONS CONSTRUCTED OUTSIDE THE PERIOD OF SIGNIFICANCE. Seconded by Boardmember Winter. The motion passed by a vote of 8-0-0 with Boardmembers Abrams, Byers, Cheng, McCullough, Taylor, Winter, Woods, and Chair Hutter voting yea, with Boardmembers Coyle and Farley absent.

**ITEM-03**

**WALTER AND MARGARET TREPTE HOUSE #2**

City Council District: 3

Plan Area: Uptown

Staff: Alvin Lin

Public testimony in support received on this item from Pamela Molohon and Ron May.

No public testimony in opposition of the designation.

No speaker slips in favor received on this item.

No speaker slips received in opposition on this item.

**BOARD ACTION:**

CONSENT MOTION BY BOARDMEMBER BYERS APPROVING STAFF'S RECOMMENDATION TO DESIGNATE THE WALTER AND MARGARET TREPTE HOUSE #2 LOCATED AT 1120 HUNTER STREET AS A HISTORICAL RESOURCE WITH A PERIOD OF SIGNIFICANCE OF 1922-1923 UNDER HRB CRITERION C. THE DESIGNATION EXCLUDES THE POST-2015 FRONT PORCH BALUSTRADE, THE 1992 DETACHED GARAGE AND THE 1977-2020 ATTACHED REAR ADDITIONS/REAR DECK CONSTRUCTED OUTSIDE OF THE PERIOD OF SIGNIFICANCE. Seconded by Boardmember Winter. The motion passed by a vote of 8-0-0 with Boardmembers Abrams, Byers, Cheng, McCullough, Taylor, Winter, Woods, and Chair Hutter voting yea, with Boardmembers Coyle and Farley absent.

**ITEM-04**

**MARTIN AND NORMA BRAUER SPEC HOUSE #1**

City Council District: 9

Plan Area: Mid-City: Kensington-Talmadge

Staff: Suzanne Segur

No public testimony in support of the designation.

No public testimony in opposition of the designation.

Speaker slips in favor received from Gregory Daddis, Susan Daddis and Cameron Daddis.

No speaker slips received in opposition on this item.

**BOARD ACTION:**

CONSENT MOTION BY BOARDMEMBER BYERS APPROVING STAFF'S RECOMMENDATION TO DESIGNATE THE MARTIN AND NORMA BRAUER SPEC HOUSE #1 LOCATED AT 4368 ADAMS AVENUE AS A HISTORICAL RESOURCE WITH A PERIOD OF SIGNIFICANCE OF 1929 UNDER HRB CRITERION C. THE DESIGNATION EXCLUDES THE 1963 REAR BREAKFAST NOOK ADDITION CONSTRUCTED OUTSIDE OF THE PERIOD OF SIGNIFICANCE. Seconded by Boardmember Winter. The motion passed by a vote of 8-0-0 with Boardmembers Abrams, Byers, Cheng, McCullough, Taylor, Winter, Woods, and Chair Hutter voting yea, with Boardmembers Coyle and Farley absent.

**ITEM-05**

**DR. GUY AND AQUILYN MAGGIO HOUSE**

City Council District: 2

Plan Area: Peninsula

Staff: Shannon Anthony

Public testimony in support received on this item from Jim Hart and Wendy Tinsley Becker.

No public testimony in opposition of the designation.

No speaker slips in favor received on this item.

No speaker slips received in opposition on this item.

**BOARD ACTION:**

CONSENT MOTION BY BOARDMEMBER BYERS APPROVING STAFF'S RECOMMENDATION TO DESIGNATE THE DR. GUY AND AQUILYN MAGGIO HOUSE LOCATED AT 3575 VIA FLORES AS A HISTORICAL RESOURCE WITH A PERIOD OF SIGNIFICANCE OF 1968 UNDER HRB CRITERION C. THE DESIGNATION EXCLUDES THE 1986 REAR MASTER BEDROOM ADDITION THAT WAS CONSTRUCTED OUTSIDE THE PERIOD OF SIGNIFICANCE. Seconded by Boardmember Winter. The motion passed by a vote of 8-0-0 with Boardmembers Abrams, Byers, Cheng, McCullough, Taylor, Winter, Woods, and Chair Hutter voting yea, with Boardmembers Coyle and Farley absent.

**DISCUSSION ITEMS**

**ITEM-06**

**3780 05<sup>th</sup> AVENUE SITE DEVELOPMENT PERMIT - (HRB# 1453 - LGBTQ COMMUNITY/ALBERT BELL BUILDING)**

City Council District: 3

Plan Area: Uptown

Staff: Bryan Hudson

Public testimony in support received on this item from Jesse Garcia-Carpenters, Bruce Coons, Rich Holdren, Andrew Settle, Max Zeff, Anna L. McPherson.

No public testimony in opposition received on this item.

Speaker slip in favor received on this item from Kimberly Kantrud.

Speaker slips in opposition received on this item from Charles Kaminski and Reza Mohamadzadeh.

**BOARD ACTION:**

MOTION BY VICE-CHAIRPERSON BYERS APPROVING STAFF'S RECOMMENDATION TO THE PLANNING COMMISSION APPROVAL OF THE FINDINGS AND MITIGATION MEASURES ASSOCIATED WITH THE SDP RELATED TO THE DESIGNATED HISTORICAL RESOURCE CURRENTLY LOCATED AT (HRB SITE NO. 1453, THE LGBTQ COMMUNITY/ALBERT BELL BUILDING) AS PRESENTED WITH THE ADDITION OF DRONE FLYOVER FOOTAGE AND A 3D WALKTHROUGH OF THE ONSITE BUILDINGS TO MITIGATION MEASURE 2 AND THE INCLUSION OF RELEVANT PORTIONS OF THE ORAL HISTORY PROJECT INTO MITIGATION MEASURE 2. ALSO, DEVELOPMENT PLANS (EXHIBIT A) WILL BE MODIFIED TO INCLUDE THE NAMING OF THE BUILDING IN HONOR OF ALBERT BELL AND THE ADDITION OF A COMMEMORATIVE ART PIECE AS A PROJECT FEATURE. Seconded by Boardmember Cheng. The motion passed by a vote of 6-0-0 with Boardmembers Abrams, Cheng, Winter, Taylor, Woods, and Vice-Chairperson Byers voting yea, with Boardmembers Hutter, McCullough, Coyle, and Farley absent.

**Note:** This item was heard as the second discussion item, then item was trailed to the 4<sup>th</sup> item on the agenda.

**Break: 2:34 p.m. – 3:06 p.m.**

**ITEM-7****750 W FIR STREET**

City Council District: 3

Plan Area: Downtown

Staff: Suzanne Segur

No public testimony in support of the designation.

No public testimony in opposition of the designation.

Speaker slip in favor received on this item from Charles Kaminski and Camille Jorgensen.

Speaker slips in opposition received on this item from Armistead Smith, David Marshall, Joseph Wong, Mike Burnett, Ralph Roesling, Marty Poirier, Howard Blackson, Pauly Bartolo, Laura Burnett, Matthew Segal, April Segal, Wendy Segal, Austen Segal, and Lance Johnson.

**BOARD ACTION:**

MOTION BY BOARDMEMBER BYERS TO DESIGNATE THE Q/ JONATHAN SEGAL BUILDING LOCATED AT 750 W. FIR STREET UNDER HRB CRITERION D AS A RESOURCE THAT IS REPRESENTATIVE OF THE NOTABLE WORK OF JONATHAN SEGAL, A MASTER ARCHITECT AND BUILDER, WITH A PERIOD OF SIGNIFICANCE OF 2010. SPECIFICALLY, THE RESOURCE IS SIGNIFICANT AS A REFLECTION OF SEGAL'S "ARCHITECT AS DEVELOPER" PROCESS AND DESIGN AESTHETIC DURING WHAT HAS PREVIOUSLY BEEN ESTABLISHED BY THE HRB AS THE HEIGHT OF HIS CAREER. THE BUILDING WAS SEGAL'S FIRST MIXED USE BUILDING THAT LEFT HIS PREVIOUS DESIGN STRATEGY BEHIND IN FAVOR OF HIGH-RISE STRUCTURES. ADDITIONALLY, THE BUILDING REFLECTS SEGAL'S DESIGN AESTHETIC THROUGH THE USE OF EXPOSED BOARD FORMED CONCRETE AND LARGE EXPANSES OF FLOOR TO CEILING WINDOWS. THE PROJECT HAS BEEN RECOGNIZED AS EXCEPTIONAL AT THE LOCAL, STATE AND NATIONAL LEVEL. Seconded by Boardmember Cheng. The motion passed by a vote of 6-2-0 with Boardmembers Winter, Taylor, McCullough, Cheng, Byers, and Chair Hutter voting yea, with Boardmembers Woods and Abrams voting no, and Boardmembers Coyle and Farley absent.

**Note:** This item was heard as the third discussion item.

**Break: 3:54 p.m. – 4:02 p.m.**

**ITEM-8            SHERMAN HEIGHTS DISTRICT CONTRIBUTOR (HRB # 208-203)**

City Council District: 8

Plan Area: Southeastern

Staff: Suzanne Segur

Public testimony in support of not rescinding the designation received by Bruce Coons.

Public testimony in opposition received on this item from Christian Bahoura, Baher Bahoura, Tagarid Bahoura, and Scott A. Moomjian.

Speaker slip in favor received on this item from Charles Kaminski and Camille Jorgensen.

Speaker slips in opposition received on this item from Louise Torio.

**BOARD ACTION:**

MOTION BY CHAIRPERSON HUTTER TO RESCIND THE DESIGNATION OF THE SHERMAN HEIGHTS DISTRICT CONTRIBUTOR (HRB #208-203) LOCATED AT 543-547 25<sup>TH</sup> STREET ON THE BASIS OF NEW INFORMATION AND INFORMATION THAT WAS NOT PROPERLY CONSIDERED AT THE TIME OF DESIGNATION, INCLUDING SPECIFICALLY THE CONVERSION OF THE HOME FROM A SINGLE FAMILY RESIDENCE IDENTIFIED IN THE DPR FORM AS A HOUSE TO A DUPLEX AS WELL AS THE INFORMATION RELATING TO THE CHANGES TO THE SIDING AND THE WINDOW OPENINGS. Seconded by Boardmember Taylor. The motion passed by a vote of 4-2-0 with Boardmembers McCullough, Taylor, Winter, and Chair Hutter voting yea, with Boardmembers Byers and Woods voting no, and Boardmembers Coyle and Farley absent.

**Note:** This item was heard as the fourth discussion item.

**ITEM-9            MIRA MESA COMMUNITY PLAN UPDATE HISTORIC PRESERVATION COMPONENT**

**Staff:** Kelley Stanco, Bernie Turgeon

No public testimony in support of the designation.

No public testimony in opposition of the designation.

No speaker slips in favor received on this item.

No speaker slips received in opposition on this item.

**BOARD ACTION:**

CONSENT MOTION BY BOARDMEMBER BYERS APPROVING MIRA MESA COMMUNITY PLAN UPDATE HISTORIC PRESERVATION COMPONENT. Seconded by Boardmember Winter. The motion passed by a vote of 8-0-0 with Boardmembers Abrams, Byers, Cheng, McCullough, Taylor, Winter, Woods, and Chair Hutter voting yea, with Boardmembers Coyle and Farley absent.